

CITY OF FORT WAYNE, INDIANA
JOURNAL OF THE PROCEEDINGS
OF THE COMMON COUNCIL

BRADBURY P, BURNS P, EISBART P,
GIAQUINTA P, HENRY P, REDD P,
SCHMIDT P, STIER P, TALARICO P

SPECIAL _____, 19 _____,

SESSION HAVING BEEN DELIVERED TO THE COUNCIL, WERE, ON MOTION, APPROVED AND PUBLISHED.



The City of Fort Wayne

LAND USE MANAGEMENT

Division of Community Development & Planning

31 January 1986

COMMUNICATIONS FROM THE CITY PLAN COMMISSION

The Common Council of the
City of Fort Wayne
City-County Building
One Main Street
Fort Wayne, IN 46802

Gentlemen and Mrs. Bradbury:

Attached hereto is the recommendation of the City Plan Commission on one (1) ordinance concerning the amendment of the Zoning Ordinance (General Ordinance No. G-06-80, amending Chapter 33 of the Municipal Code of the City of Fort Wayne, Indiana, 1946). The proposed ordinance is designated as:

BILL NO. Z-85-12-09

Respectfully submitted,

CITY PLAN COMMISSION

Certified and signed this
31st day of January 1986.

Melvin O. Smith
Secretary

FACT SHEET

Z-85-12-09

BILL NUMBER

**Division of Community
Development & Planning****BRIEF TITLE**

Zoning Ordinance Amendment

APPROVAL DEADLINE**REASON****DETAILS****Specific Location and/or Address**

6502 St. Joe Road

Reason for Project

WITHDRAWN AT PETITIONER'S REQUEST

Discussion (Including relationship to other Council actions)**POSITIONS****RECOMMENDATIONS****Sponsor**

City Plan Commission

Area Affected

City Wide

Other Areas

**Applicants/
Proponents****Applicant(s)**John & Janet Sanner
City Department

Other

Opponents**Groups or Individuals**

Basis of Opposition

**Staff
Recommendation**☐ For☐ Against

Reason Against

**Board or
Commission
Recommendation****By**☐ For☐ Against☐ No Action Taken☐ For with revisions to conditions
(See Details column for conditions)**CITY COUNCIL
ACTIONS**(For Council
use only)☐ Pass☐ Other☐ Pass (as
amended)☐ Hold☐ Council Sub.☐ Do not pass

DETAILS

POLICY/PROGRAM IMPACT

Policy or
Program
Change

☐ No

☐ Yes

Operational
Impact
Assessment

(This space for further discussion)

Project Start

Date 13 November 1985

Projected Completion or Occupancy

Date 31 January 1986

Fact Sheet Prepared by

Date 31 January 1986

Patricia Biancaniello

Reviewed by

Date

Gary Burtis

1/31/86

Reference or Case Number

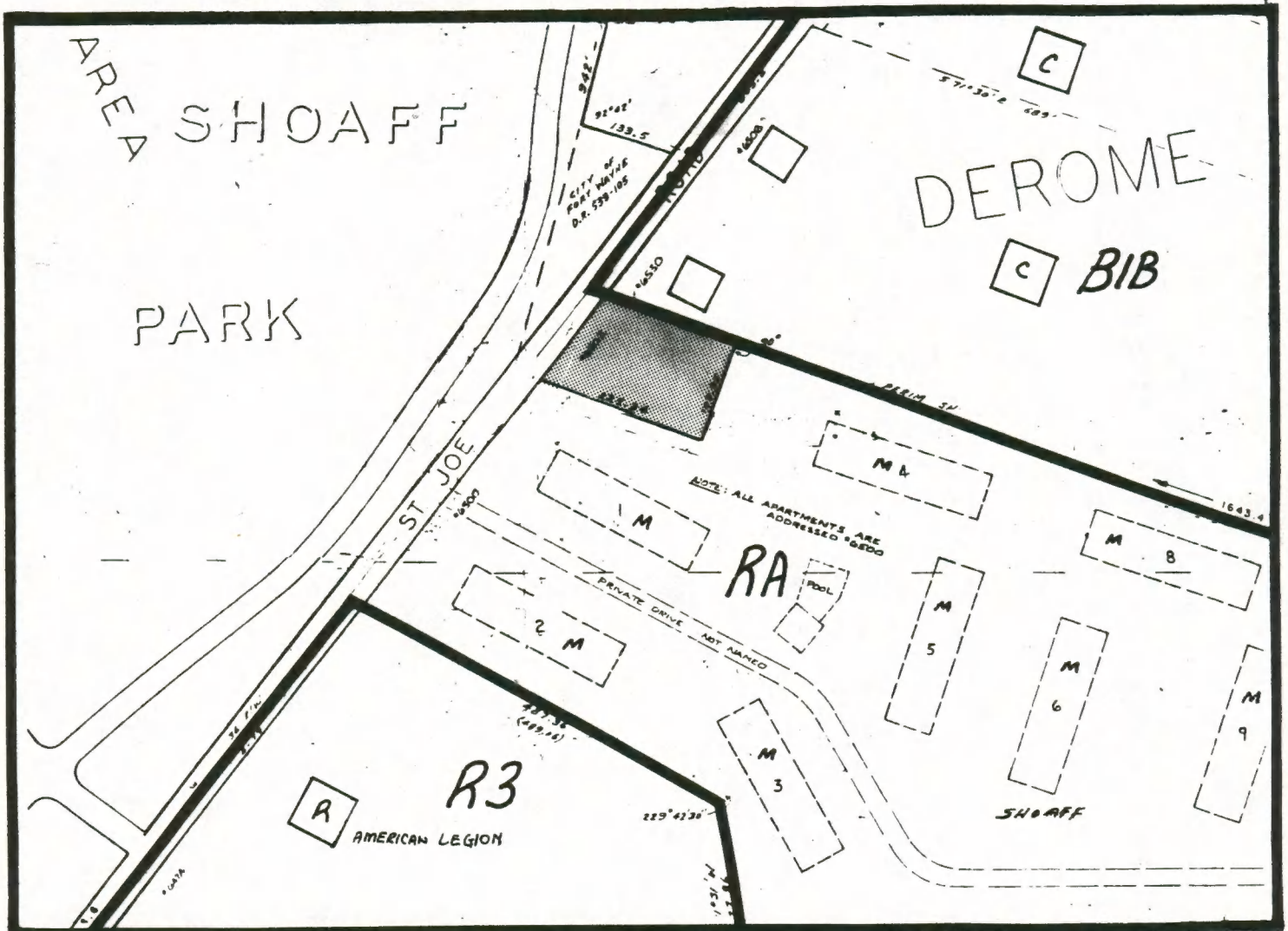
ZONING PETITION

#170

A PETITION TO AMEND THE ZONING MAP BY RECLASSIFYING THE DESCRIBED PROPERTY FROM AN RA DISTRICT TO A BIB DISTRICT.

MAP NO. S-42

COUNCILMANIC DISTRICT NO. 2



Zoning:

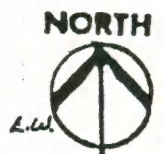
RA RESIDENCE 'A'
BIB LIMITED BUSINESS 'B'
R3 RESIDENTIAL DISTRICT

Land Use:

- ☐ SINGLE FAMILY
- ☐ MULTI-FAMILY
- ☐ COMMERCIAL
- ☐ RECREATIONAL-CLUB

Scale: 1"=200'

Date: 11-20-85



RESOLUTION OF ZONING ORDINANCE AMENDMENT RECOMMENDATION

WHEREAS, the Common Council of the City of Fort Wayne, Indiana, on December 10, 1985, referred a proposed zoning map amendment to the City Plan Commission which proposed ordinance was designated as Bill No. Z-85-12-09; and,

WHEREAS, the required notice of public hearing on such proposed ordinance has been published as require by law; and,

WHEREAS, the City Plan Commission conducted a public hearing on such proposed ordinance on December 16, 1985; and,

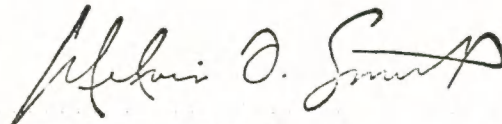
WHEREAS, a letter requesting WITHDRAWAL of the proposed ordinance has been filed with the City Plan Commission.

NOW THEREFORE, BE IT RESOLVED that the City Plan Commission does hereby recommend that such proposed ordinance be withdrawn in accordance with the written request.

BE IT FURTHER RESOLVED that the Secretary is hereby directed to present a copy of this resolution to the Common Council at its next regular meeting.

This is to certify that the above is a true and exact copy of a resolution adopted at the meeting of the Fort Wayne City Plan Commission held December 30, 1985.

Certified and signed this
31st day of January 1986.



Melvin O. Smith
Secretary



The City of Fort Wayne

LAND USE MANAGEMENT

Division of Community Development & Planning

5 February 1986

COMMUNICATIONS FROM THE CITY PLAN COMMISSION

The Common Council of the
City of Fort Wayne
City-County Building
One Main Street
Fort Wayne, IN 46802

Gentlemen and Mrs. Bradbury:

Attached hereto is the recommendation of the City Plan Commission on one (1) ordinance concerning the vacation of a portion of an alley.

The proposed ordinance is designated as:

BILL NO. G-86-01-28

Respectfully submitted,

CITY PLAN COMMISSION

Certified and signed this
5th day of February 1986.

Melvin O. Smith
Secretary

Division of Community Development & Planning

BRIEF TITLE

Alley Vacation Ordinance

APPROVAL DEADLINE

REASON

DETAILS

Specific Location and/or Address

First alley west of Roy Street adjacent to lots 3 thru 7 in Didrick's Addition.

Reason for Project

To construct a temporary structure across alley.

Discussion (Including relationship to other Council actions)

27 January 1986 - Public Hearing

William Branstrator, plant manager for Fort Wayne Anodizing stated they wished to construct a temporary enclosure across a portion of the alley and maintain all easement rights for the utilities. He stated the temporary enclosure will be to connect two buildings together on eight side of the alley.

President of the Eastside Community Association stated they were opposed to the vacation. She stated that this alley is used for access to Wayne Trace by the neighborhood. She stated she also felt it would be a detriment to the area to allow further development across the alley. She questioned if this would add security problems to the area.

Mr. Branstrator explained that this will in no way be a detriment. He stated that the enclosure will warrant the need for additional lighting which will add to the security in the area. He stated that there will still be access through the alley to Raymond Street due to the fact that this

POSITIONS

RECOMMENDATIONS

Sponsor

City Plan Commission

Area Affected

City Wide

Other Areas

Applicants/
Proponents

Applicant(s)
Fort Wayne Anodizing
City Department

Other

Opponents

Groups or Individuals

President of Eastside Community Association

Basis of Opposition

- detriment to area
- closing would inconvenience area residents by stopping access

Staff Recommendation

☐ For☐ Against

Reason Against

Board or
Commission
Recommendation

By

☐ For☐ Against☐ No Action Taken

☐ For with revisions to conditions
(See Details column for conditions)

CITY COUNCIL
ACTIONS
(For Council
use only)☐ Pass☐ Other☐ Pass (as amended)☐ Hold☐ Council Sub.☐ Do not pass

DETAILS

is presently a "T" alley and the vacation will make it into an "L" shaped alley. He stated it will in fact help to eliminate congestion onto Wayne Trace. He stated the addition will be for a loading dock.

There was no one else present who wished to speak in favor of or in opposition to the proposed vacation.

3 February 1986 - Business Meeting

Of the eight members present 7 voted in favor of returning the ordinance to the Common Council with a DO PASS recommendation, one did not vote. Motion carried.

POLICY/ PROGRAM IMPACT

Policy or Program Change	<input type="checkbox"/> No	<input type="checkbox"/> Yes
Operational Impact Assessment		

(This space for further discussion)

Project Start

Date 17 December 1985

Projected Completion or Occupancy

Date 5 February 1986

Fact Sheet Prepared by

Date 5 February 1986

Patricia Biancaniello

Reviewed by

Date 2/5/86

Lucy Butler

Reference or Case Number

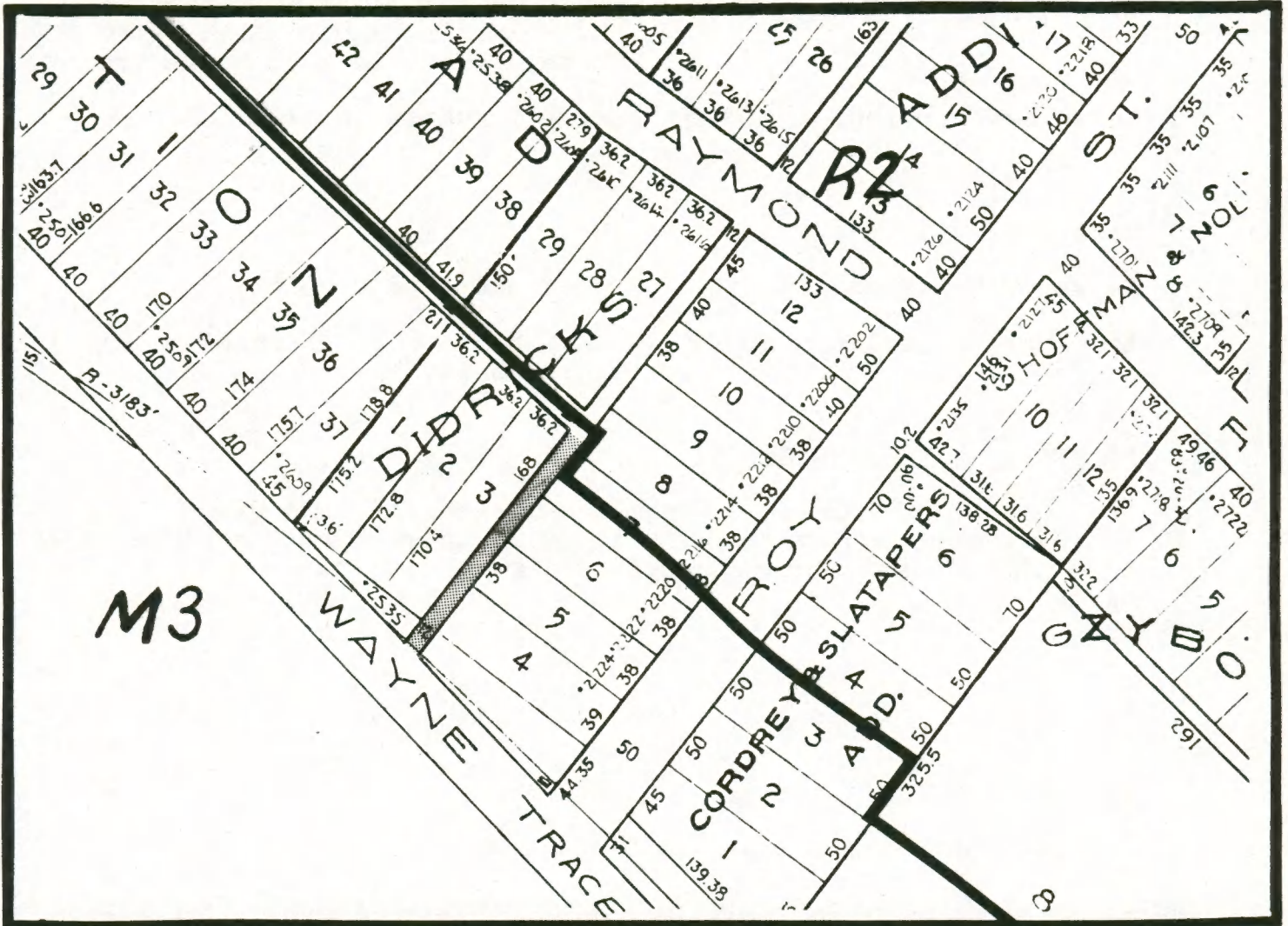
VACATION PETITION

#175

A PETITION TO VACATE THE DESCRIBED PORTION OF PUBLIC ALLEY.

MAP NO. Q-3

COUNCILMANIC DISTRICT NO. 1



Zoning:

Land Use:

R2 RESIDENTIAL DISTRICT
M3 HEAVY INDUSTRY

6-86-01-28

NORTH



Scale: 1"=100'

Vacation Petition #175

13 January 1986

PROPOSAL: William Branstrator petitions for vacation of a portion of a public alley.

GENERAL INFORMATION:

Location:	Northeasterly from Wayne Trace, the first alley Northwest of Roy Street (2500 Block of Wayne Trace).
Legal Description:	Metes & Bounds in File
Existing Zoning:	DNA
Size of Property:	12' x 168' ±
Reason For Request:	Enlargement of business.
Applicable Regulations:	This parcel is currently public right-of way.

PLANNING STAFF DISCUSSION:

We have no objection to this vacation, as it appears to have little or no affect upon surrounding properties, and the alley does not appear to be necessary to the future growth of Fort Wayne.

RECOMMENDATION:

Approval

Subject to releases from all utilities.

RESOLUTION 76-11-4

WHEREAS, FORT WAYNE ANODIZING has petitioned and requested the Fort Wayne City Plan Commission to hold a public hearing upon the vacation of the following portion of public alley situated in Fort Wayne, Allen County, to-wit:

Part of an alley extending Northeastly from Wayne Trace and approximately 133 feet, more or less, Northwest of Roy Street, more particularly described as follows:

Beginning at a point on the Northeast right-of-way of Wayne Trace said point being located 145 feet Northwest of the Northwest right-of-way of Roy Street with its intersection with Wayne Trace; thence Northeast along and parallel to the Southeast line of Lot #3 in Didrick's Addition a distance of 190 feet to the Southeast corner of said Lot #3; thence southeast and parallel to the Norhteast line of said Lot #3 a distance of 12 feet to a point located on the Northwest line of Lot #8 in said addition; thence southwest along and parallel to the Northwest lot lines of Lots 4, 5, 6, 7 and 8 in said addition a distance of 190 feet to its intersection with the Northeast right-of-way of Wayne Trace; thence Northwest along the Northeast right-of-way of Wayne Trace a distance of 12 feet to the point of beginning, containing 0.083 acres, more or less.

all in accordance with the terms of Section 44, Chapter 174 of the Acts of 1947, of the General Assembly of the State of Indiana, as amended by Section 3 of Chapter 385 of the Acts of the General Assembly of the State of Indiana, Indiana Code Section 36-7-4-512; and,

WHEREAS, notice of such public hearing has been given by due and proper publication thereof;

WHEREAS, said vacation of portion of public alley has been routed through the following departments: Street Engineering, Traffic Engineering, Water Pollution Control Engineering, Electrical Engineering, Park Board and through the Public Utility Companies.

NOW THEREFORE, BE IT RESOLVED by the Fort Wayne Board of Public Works that the vacation of said portion of public alley hereinbefore described conforms to the general policy and pattern of development set out in the Master Plan of the City of Fort Wayne, Indiana.

BE IT FURTHER RESOLVED by the Board of Public Works that the vacation of said portion of public alley hereinbefore described be and the same is hereby approved subject to easements as required by all public utilities occupying and using said portion of public street or part thereof for the vacation and operation of its utility facilities shall not be deprived of said use on account of these proceedings unless any said utilities shall file a written consent to said vacation.

STATE OF INDIANA)
COUNTY OF ALLEN) SS:

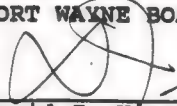
I, David J. Hunter, Director of the Board of Public Works, do hereby certify that attached hereto is a full, true and correct copy of a resolution adopted by the Fort Wayne Board of Public Works at their meeting held February 5, 1976 and as same appears of record in the official records of the Board of Public Works.

Resolution
Bill No. G-86-01-28

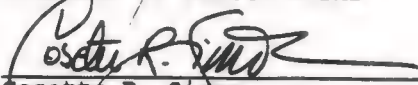
Page two

DATED THIS 5th DAY OF February 1986

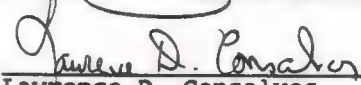
FORT WAYNE BOARD OF PUBLIC WORKS



David J. Klester
Director of Public Works



Cosette R. Simon
Director of Administration & Finance



Lawrence D. Consalvos
Director of Public Safety

RESOLUTION

WHEREAS, FORT WAYNE ANODIZING, has petitioned and requested the Fort Wayne City Plan Commission to hold a public hearing upon the vacation of the following portion of public alley in Fort Wayne, Allen County, to-wit:

Part of an alley extending Northeasterly from Wayne Trace and approximately 133 feet, more or less, Northwest of Roy Street, more particularly described as follows:

Beginning at a point on the Northeast right-of-way of Wayne Trace said point being located 145 feet Northwest of the Northwest right-of-way of Roy Street with its intersection with Wayne Trace; thence Northeast along and parallel to the Southeast line of Lot #3 in Didrick's Addition a distance of 190 feet to the Southeast corner of said Lot #3; thence southeast and parallel to the Norhteast line of said Lot #3 a distance of 12 feet to a point located on the Northwest line of Lot #8 in said addition; thence southwest along and parallel to the Northwest lot lines of Lots 4, 5, 6, 7 and 8 in said addition a distance of 190 feet to its intersection with the Northeast right-of-way of Wayne Trace; thence Northwest along the Northeast right-of-way of Wayne Trace a distance of 12 feet to the point of beginning, containing 0.083 acres, more or less.

all in accordance with the terms of Section 44, Chapter 174 of the Acts of 1947, of the General Assembly of the State of Indiana, as amended by Section 3 of Chapter 385 of the Acts of 1963 of the General Assembly of the State of Indiana, Indiana Code, Section 36-7-4-512.

WHEREAS, notice of such public hearing has been given by due and proper publication thereof; and,

WHEREAS, said public hearing was held on January 27, 1986, at 7:00 P.M. and at such hearing there were no objections of any kind or character which should prevent the vacation of said portion of public alley.

WHEREAS, said vacation of the portion of public alley has been routed through the following departments: Street Engineering, Traffic Engineering, Water Engineering, Water Pollution Control Engineering, Street Light Engineering, Park Board and through the Public Utility Companies.

NOW THEREFORE, BE IT RESOLVED by the Fort Wayne City Plan Commission that the vacation of said portion of public alley hereinbefore described conforms to the general policy pattern of development set out in the Master Plan of the City of Fort Wayne, Indiana;

BE IT FURTHER RESOLVED by the Fort Wayne City Plan Commission that the vacation of said portion of public alley hereinbefore described be and the same is hereby approved.

BE IT FURTHER RESOLVED no public utility occupying and using said portion of public alley or part thereof for the vacation and operation of its utility facilities shall be deprived of said use on account of these proceedings unless any said utility shall file a written consent to said vacation.

BE IT FURTHER RESOLVED that the action of the Fort Wayne City Plan Commission be forwarded to the proper governing body having jurisdiction of the vacation of said portion of public alley in Allen County, Indiana.

STATE OF INDIANA)

) SS:

COUNTY OF ALLEN)

Resolution
Bill No. G-86-01-28

Page two

I, Melvin O. Smith, Secretary of the Fort Wayne City Plan Commission, do hereby certify that attached is a full true and correct copy of a resolution adopted by the Fort Wayne City Plan Commission following a public hearing of said Commission held 3 February 1986, and as the same appears of record in the official records of said Plan Commission.

DATED THIS 5th DAY OF February 1986

FORT WAYNE CITY PLAN COMMISSION



Melvin O. Smith
Secretary



The City of Fort Wayne

LAND USE MANAGEMENT
Division of Community Development & Planning

5 February 1986

COMMUNICATIONS FROM THE CITY PLAN COMMISSION

The Common Council of the
City of Fort Wayne
City-County Building
One Main Street
Fort Wayne, IN 46802

Gentlemen and Mrs. Bradbury:

Attached hereto is the recommendation of the City Plan Commission on one (1) ordinance concerning the vacation of railroad spur easement.

The proposed ordinance is designated as:

BILL NO. G-86-01-26

Respectfully submitted,

CITY PLAN COMMISSION

Melvin Q. Smith
Secretary

Certified and signed this
5th day of February 1986.

FACT SHEET

G-86-01-26

BILL NUMBER

**Division of Community
Development & Planning****BRIEF TITLE**

Easement Vacation Ordinance

APPROVAL DEADLINE**REASON****DETAILS****Specific Location and/or Address**

Railroad Spur Easement in Section I,
Interstate Industrial Park

Reason for Project

Easement is not necessary and better use
could be made of the property.

Discussion (Including relationship to other Council actions)27 January 1986 - Public Hearing

Ed Moppert, attorney for the petitioners
stated that when Section I in Interstate
Industrial Park was originally developed
in 1971 they felt there was some need for
a railroad spur. He stated that need has
never developed.

There was no one present who wished to
speak in favor of or in opposition to the
proposed vacation.

3 February 1986 - Business Meeting

Of the 8 members present 7 voted in favor
of returning the ordinance to the Common
Council with a DO PASS recommendation,
one did not vote. Motion carried.

POSITIONS**RECOMMENDATIONS****Sponsor**

City Plan Commission

Area Affected

City Wide

Other Areas

**Applicants/
Proponents****Applicant(s)**

Interstate Industrial Park

City Department

Other

Opponents

Groups or Individuals

Basis of Opposition

**Staff
Recommendation**☒ For☐ Against

Reason Against

**Board or
Commission
Recommendation**

By

☒ For☐ Against☐ No Action Taken☐ For with revisions to condition
(See Details column for condition)**CITY COUNCIL
ACTIONS
(For Council
use only)**☐ Pass☐ Other☐ Pass (as
amended)☐ Hold☐ Council Sub.☐ Do not pass

DETAILS

POLICY/PROGRAM IMPACT

Policy or Program Change	<input type="checkbox"/> No	<input type="checkbox"/> Yes
Operational Impact Assessment		

(This space for further discussion)

Project Start

Date 25 November 1985

Projected Completion or Occupancy

Date 5 February 1986

Fact Sheet Prepared by

Date 5 February 1986

Patricia Biancaniello

Reviewed by

Date 2/5/86

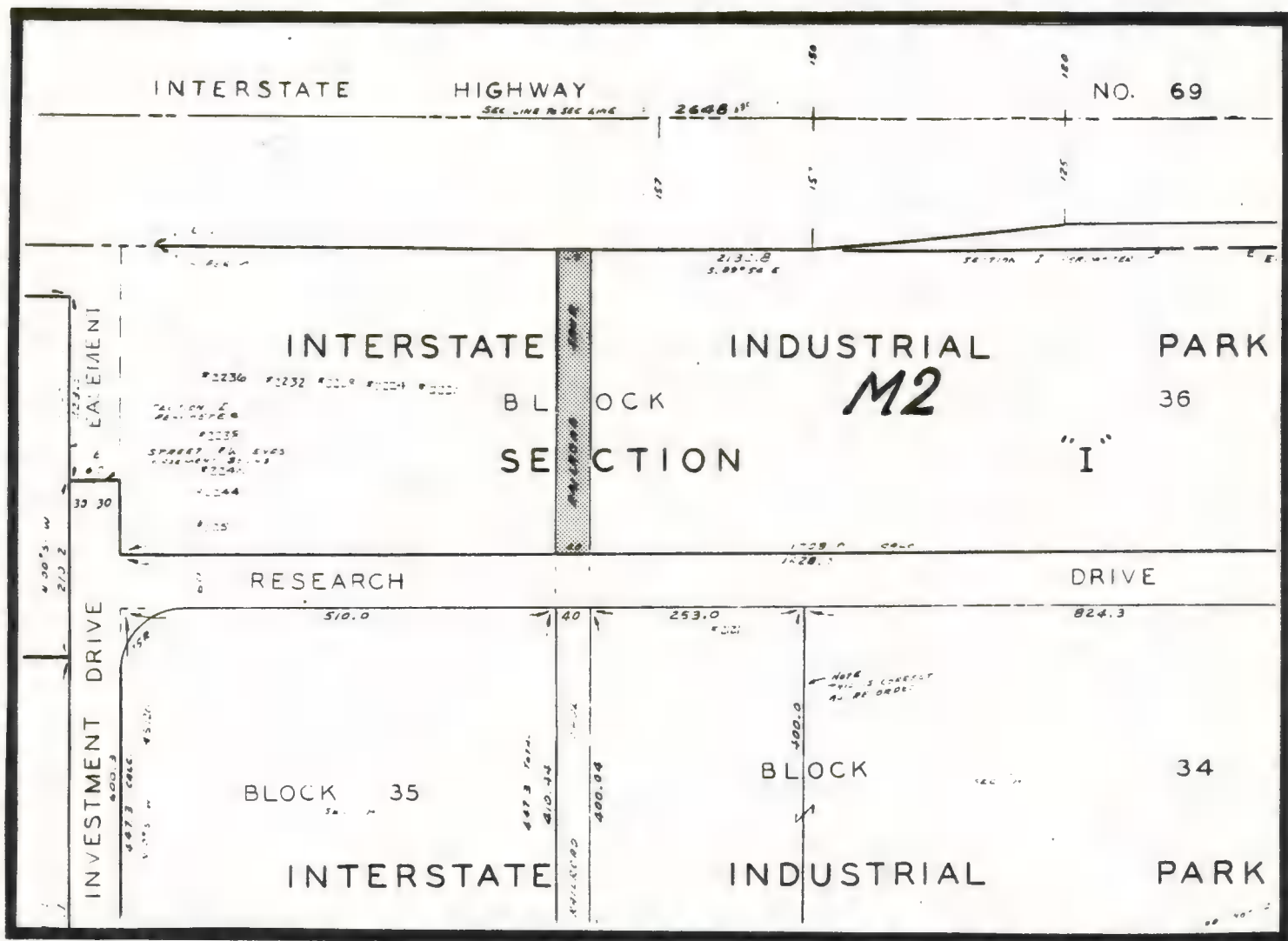
Gary Butler
Reference or Case Number

VACATION PETITION #179

A. PETITION TO VACATE THE DESCRIBED PORTION OF RAILROAD SPUR.

MAP NO. J-34

COUNCILMANIC DISTRICT NO. 3



Zoning:

Land Use:

M2 GENERAL INDUSTRY

2-66-01-26

NORTH



Scale: 1" = 200'

Date: 1-6-86

Vacation Petition #179

13 January 1986

PROPOSAL: Petitioner request a vacation of an easement.

GENERAL INFORMATION:

Location:	North off of Research Drive (2200 Block)
Legal Description:	Metes & Bounds in File
Existing Zoning:	DNA
Size of Property:	.33 Acres ±
Reason For Request:	Not stated.

PLANNING STAFF DISCUSSION:

We have no objection to this vacation, as it apparently will have little or no effect on surrounding properties, and does not appear to be necessary to the future growth of Fort Wayne.

Vacation may, in fact, allow the petitioner to fully develop this parcel, and provide for growth in the commercial and industrial areas of Fort Wayne.

RECOMMENDATION:

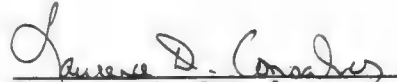
Approval

Subject to releases being received from the railroad.

Cosette R. Simon
Director of Administration & Finance

Resolution
Bill No. G-86-01-26

Page two



Lawrence D. Consalvos
Director of Public Safety

Melvin O. Smith
Secretary



The City of Fort Wayne

LAND USE MANAGEMENT
Division of Community Development & Planning

5 February 1986

COMMUNICATIONS FROM THE CITY PLAN COMMISSION

The Common Council of the
City of Fort Wayne
City-County Building
One Main Street
Fort Wayne, IN 46802

Gentlemen and Mrs. Bradbury:

Attached hereto is the recommendation of the City Plan Commission on one (1) ordinance concerning the vacation of a dedicated utility easement.

The proposed ordinance is designated as:

BILL NO. G-86-01-25

Respectfully submitted,

CITY PLAN COMMISSION

Certified and signed this
5th day of February 1986.

A handwritten signature in dark ink, appearing to read "Melvin O. Smith", is written over a horizontal line.

Melvin O. Smith
Secretary

FACT SHEET

G-86-01-25

BILL NUMBER

**Division of Community
Development & Planning**

BRIEF TITLE

APPROVAL DEADLINE

REASON

Easement Vacation Ordinance**DETAILS****Specific Location and/or Address**

200 Block of Collins Road

Reason for Project

To expand present business on property.

Discussion (Including relationship to other Council actions)27 January 1986 - Public Hearing

Thomas G. Bastress, 8203 Ravinia Drive, petitioner stated that he was requesting the vacation in order to expand the present building at 310 Collins Road. He stated he wanted to expand it approximately 35 feet to the east, which would necessitate the vacating of the easement. He stated that the easement is not being used by any utilities.

There was no one present who wished to speak in favor of or in opposition to the proposed vacation.

3 February 1986 - Business Meeting

Of the eight members present 7 voted in favor of returning the ordinance to the Common Council with a DO PASS recommendation, one did not vote. Motion carried.

POSITIONS**RECOMMENDATIONS****Sponsor**

City Plan Commission

Area Affected

City Wide

Other Areas

**Applicants/
Proponents****Applicant(s)**Thomas G. Bastress
City Department

Other

Opponents**Groups or Individuals**

Basis of Opposition

**Staff
Recommendation**☒ For ☐ Against

Reason Against

**Board or
Commission
Recommendation****By**☒ For ☐ Against
☐ No Action Taken☐ For with revisions to conditions
(See Details column for conditions)**CITY COUNCIL
ACTIONS
(For Council
use only)**☐ Pass ☐ Other☐ Pass (as
amended) ☐ Hold☐ Council Sub. ☐ Do not pass

DETAILS

POLICY/PROGRAM IMPACT

Policy or Program Change	<input type="checkbox"/> No	<input type="checkbox"/> Yes
Operational Impact Assessment		

(This space for further discussion)

Project Start

Date 24 June 1983 - (Adequate legal was not received until January of 1986)

Projected Completion or Occupancy

Date 5 February 1986

Fact Sheet Prepared by

Patricia Biancaniello

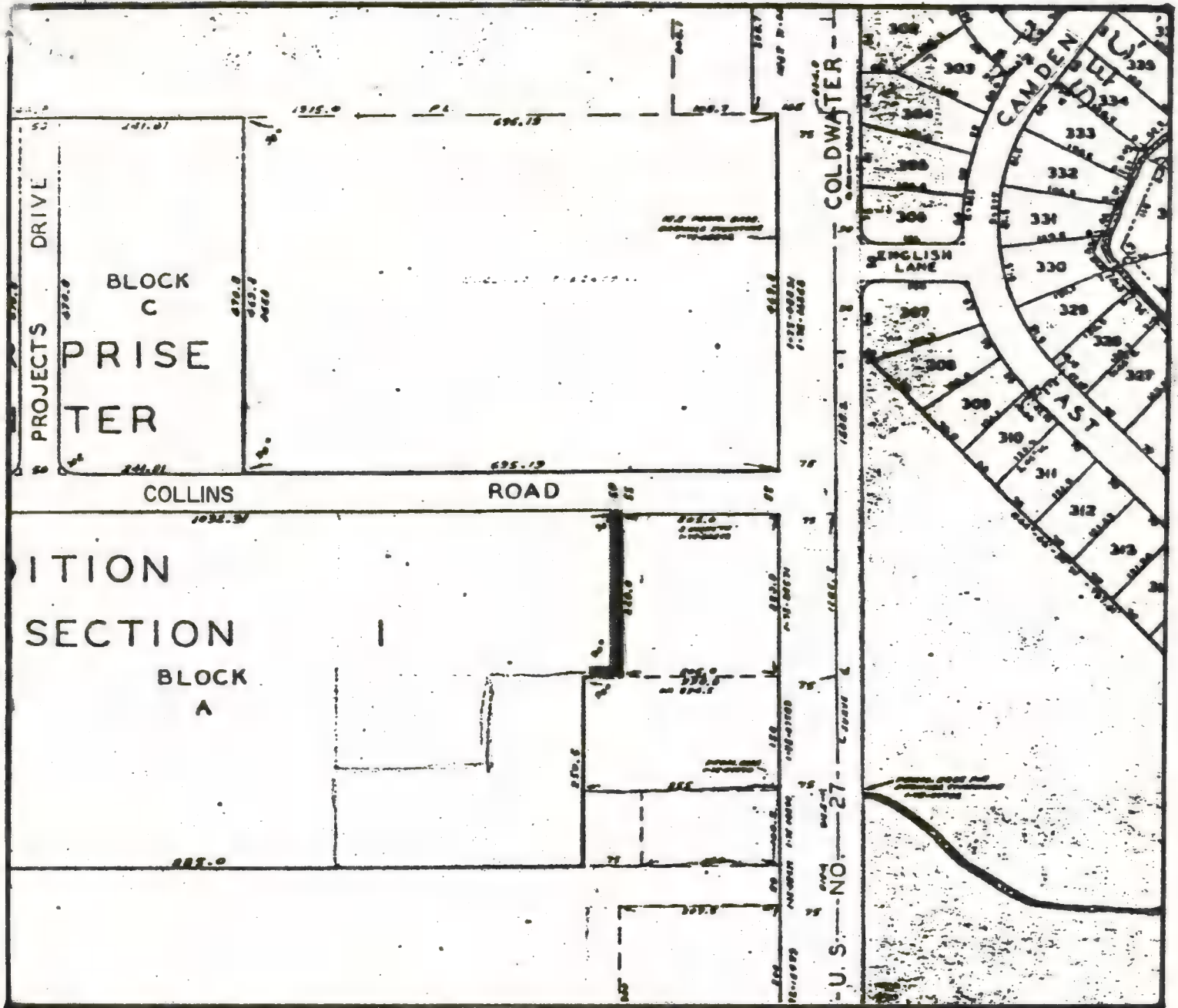
Date 5 February 1986

Reviewed by

Gary Bustin

Date 2/5/86

Reference or Case Number



■ A PETITION TO VACATE THE DESCRIBED PORTION OF UTILITY EASEMENT.

Petition #045

MAP NO. M-30
 6-86-01-25



Vacation Petition #045

13 January 1986

PROPOSAL: Thomas Bastress petitions for the vacation of a utility easement.

GENERAL INFORMATION:

Location:	Off of Collins Road (Approximately the 200 Block)
Legal Description:	Metes & Bounds in File
Existing Zoning:	DNA
Size of Property:	.10 Acres ±
Reason For Request:	Not stated.
Applicable Regulations:	Existing easements are reserved for specific uses.

PLANNING STAFF DISCUSSION:

We have no objection to the vacation of this easement, as the vacation will have little or no effect upon surrounding properties, and does not appear to be necessary to the continued growth of Fort Wayne.

Vacation may also aid the petitioner is developing full use of this parcel, thereby increasing the growth of Fort Wayne's industry and commerce.

RECOMMENDATION:

Approval

Subject to releases from affected utilities.

RESOLUTION 76-11-2

WHEREAS, THOMAS G. BASTRESS has petitioned and requested the Fort Wayne City Plan Commission to hold a public hearing upon the vacation of the following dedicated utility easement situated in Fort Wayne, Allen County, to-wit:

Beginning at the northeast corner of Block "A" in Enterprise Center, Section I (recorded in Plat Book 32, pages 69 and 70 in the Allen County Recorder's Office); thence west along the south right-of-way line of Collins Road a distance of 14 feet; thence south by a deflection of 90 degrees left a distance of 211 feet; thence West by a deflection of 90 degrees right a distance of 36 feet; thence South by a deflection of 90 degrees left a distance of 7 feet; thence East by a deflection of 90 degrees left a distance of 50 feet to the east line of said Block "A"; thence North by a deflection of 90 degrees left along said east line a distance of 218 feet to the point of beginning.

all in accordance with the terms of Section 44, Chapter 174 of the Acts of 1947, of the General Assembly of the State of Indiana, as amended by Section 3 of Chapter 385 of the Acts of the General Assembly of the State of Indiana, Indiana Code Section 36-7-4-512; and.

WHEREAS, notice of such public hearing has been given by due and proper publication thereof;

WHEREAS, said vacation of a dedicated utility easement has been routed through the following departments: Street Engineering, Traffic Engineering, Water Pollution Control Engineering, Electrical Engineering, Park Board and through the Public Utility Companies.

NOW THEREFORE, BE IT RESOLVED by the Fort Wayne Board of Public Works that the vacation of said dedicated utility easement hereinbefore described conforms to the general policy and pattern of development set out in the Master Plan of the City of Fort Wayne, Indiana.

BE IT FURTHER RESOLVED by the Board of Public Works that the vacation of said dedicated utility easement hereinbefore described be and the same is hereby approved subject to easements as required by all public utilities occupying and using said portion of public street or part thereof for the vacation and operation of its utility facilities shall not be deprived of said use on account of these proceedings unless any said utilities shall file a written consent to said vacation.

STATE OF INDIANA))
COUNTY OF ALLEN) SS:

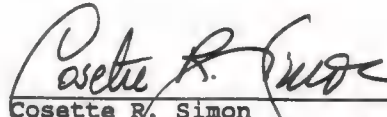
I, David J. Kreiter, Director of the Board of Public Works, do hereby certify that attached hereto is a full, true and correct copy of a resolution adopted by the Fort Wayne Board of Public Works at their meeting held February 5, 1986 and as same appears of record in the official records of the Board of Public Works.

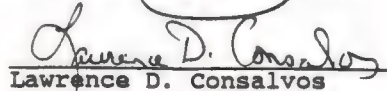
DATED THIS 5th DAY OF February 1986
FORT WAYNE BOARD OF PUBLIC WORKS

David J. Kiester
Director of Public Works

Resolution
Bill No. G-86-01-25

Page two


Cosette R. Simon
Director of Administration & Finance


Lawrence D. Consalvos
Director of Public Safety

Beginning at the northeast corner of Block "A" in Enterprise Center, Section I (recorded in Plat Book 32, pages 69 and 70 in the Allen County Recorder's Office); thence west along the south right-of-way line of Collins Road a distance of 14 feet; thence south by a deflection of 90 degrees left a distance of 211 feet; thence West by a deflection of 90 degrees right a distance of 36 feet; thence South by a deflection of 90 degrees left a distance of 7 feet; thence East by a deflection of 90 degrees left a distance of 50 feet to the east line of said Block "A"; thence North by a deflection of 90 degrees left along said east line a distance of 218 feet to the point of beginning.

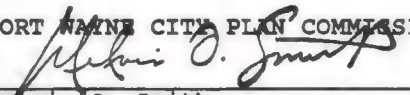
I, Melvin O. Smith, Secretary of the Fort Wayne City Plan Commission, do hereby certify that attached is a full true and correct copy of a resolution adopted by the Fort Wayne City Plan Commission following a public hearing of said Commission held 3 February 1986, and as the same appears of record in the official records of said Plan Commission.

Resolution
Bill No. G-86-01-25

Page two

DATED THIS 5th DAY OF February 1986

FORT WAYNE CITY PLAN COMMISSION



Melvin O. Smith
Secretary



The City of Fort Wayne
LAND USE MANAGEMENT
Division of Community Development & Planning

5 February 1986

COMMUNICATIONS FROM THE CITY PLAN COMMISSION

The Common Council of the
City of Fort Wayne
City-County Building
One Main Street
Fort Wayne, IN 46802

Gentlemen and Mrs. Bradbury:

Attached hereto is the recommendation of the City Plan Commission on one (1) ordinance concerning the amendment of the Zoning Ordinance (General Ordinance No. G-06-80, amending Chapter 33 of the Municipal Code of the City of Fort Wayne, Indiana, 1946). The proposed ordinance is designated as:

BILL NO. Z-86-01-23

Respectfully submitted,

CITY PLAN COMMISSION

Certified and signed this
5th day of February 1986.

A handwritten signature in dark ink, reading "Melvin O. Smith". The signature is fluid and cursive, with a large, stylized "S" at the end.

Melvin O. Smith
Secretary

FACT SHEET

Z-86-01-23 As Amended

BILL NUMBER**Division of Community
Development & Planning****BRIEF TITLE****APPROVAL DEADLINE****REASON**Zoning Ordinance Amendment**DETAILS****Specific Location and/or Address**

3714 Lake Avenue

Reason for Project

To construct a Day Care Center.

Discussion (Including relationship to other Council actions)January 27, 1986 - Public Hearing

David Scott, attorney for the petitioners appeared before the Commission. Mr. Scott stated he was appearing for the potential purchasers. He stated that the proposed use of th parcel is for a child day care center. He stated that subsequent to the filing of the petition they had learned they had requested an unnecessarily liberal zoning and that a B-1-B would permit the proposed use. He stated that the staff recommendation is to perfect the request to a B-1-B. He stated that they are agreeable to that recommendation. He stated that the property to the east is zoned B-1-B and felt that this rezoning would be consistent with the area.

Steve Smith asked if they were going to use the structure presently on the property or raze it and build a new structure.

Mr. Scott stated they planned to build a new structure.

There was no one present who wished to speak in favor of or in opposition to the proposed rezoning.

POSITIONS**RECOMMENDATIONS****Sponsor**

City Plan Commission

Area Affected

City Wide

Other Areas

**Applicants/
Proponents****Applicant(s)**

Mildred Graves

City Department

Other

Opponents**Groups or Individuals****Basis of Opposition****Staff
Recommendation**☒ For ☐ Against~~Reason Against~~

PERFECT TO B-1-B

**Board or
Commission
Recommendation****By**☒ For ☐ Against
☐ No Action Taken☐ For with revisions to condition
(See Details column for condition)**CITY COUNCIL
ACTIONS
(For Council
use only)**☐ Pass ☐ Other
☐ Pass (as amended) ☐ Hold
☐ Council Sub. ☐ Do not pass

DETAILS

February 3, 1986 - Business Meeting

A motion was made to return the ordinance to the Common Council with a DO PASS recommendation PERFECTED TO A B-1-B.

Of the 8 members present 7 voted in favor of approval as perfected, one did not vote.

Motion carried.

POLICY/ PROGRAM IMPACT

Policy or
Program
Change

☐ No

☐ Yes

Operational
Impact
Assessment

(This space for further discussion)

Project Start

Date December 17, 1985

Projected Completion or Occupancy

Date February 5, 1986

Fact Sheet Prepared by

Patricia Biancaniello

Date February 5, 1986

Reviewed by

Gay Burton
Reference or Case Number

Date 2/5/86

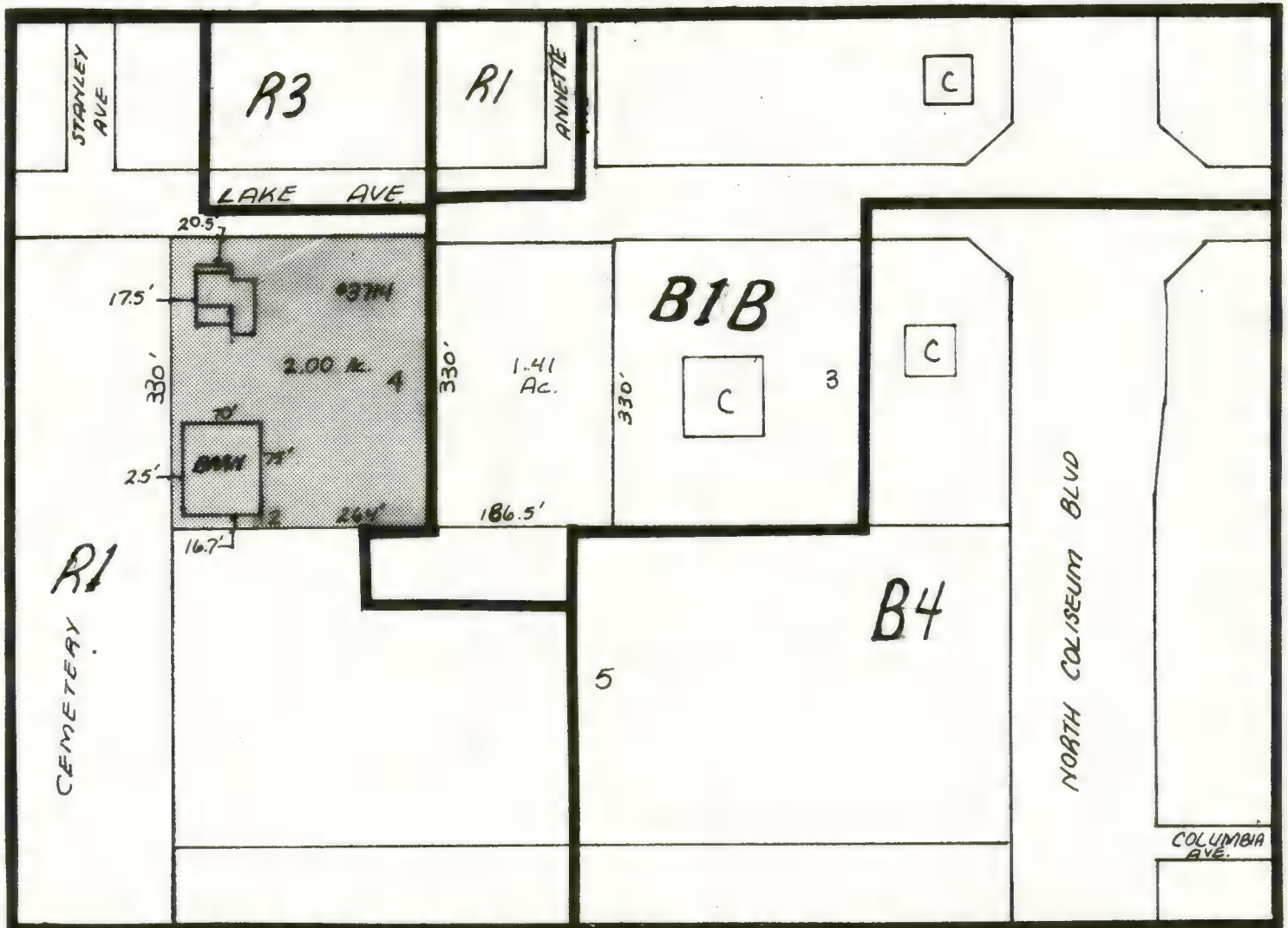
REZONING PETITION

#176

A PETITION TO AMEND THE ZONING MAP BY RECLASSIFYING DESCRIBED PROPERTY FROM AN R1 DISTRICT TO A B3B DISTRICT.

MAP NO. R-10

COUNCILMANIC DISTRICT NO. 2



Zoning:

R1 RESIDENTIAL DISTRICT
R3 RESIDENTIAL DISTRICT
B1B LIMITED BUSINESS 'B'
B4 ROADSIDE BUSINESS

Land Use:

☐ SINGLE FAMILY
☒ COMMERCIAL

7-86-11-23

Scale: 1"=175'

24

Date: 1-6-86



RESOLUTION OF ZONING ORDINANCE AMENDMENT RECOMMENDATION

WHEREAS, the Common Council of the City of Fort Wayne, Indiana, on January 28, 1986, referred a proposed zoning map amendment to the City Plan Commission which proposed ordinance was designated as Bill No. Z-86-01-23; and,

WHEREAS, the required notice of public hearing on such proposed ordinance has been published as required by law; and,

WHEREAS, the City Plan Commission conducted a public hearing on such proposed ordinance on January 27, 1986.

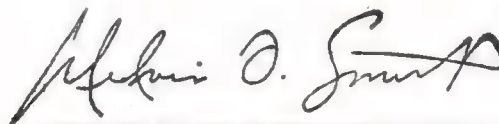
NOW THEREFORE, BE IT RESOLVED that the City Plan Commission does hereby recommend that this ordinance be returned to the Common Council with a DO PASS recommendation based on the Commission's following "Findings of Fact":

- (1) the grant will not be injurious to the public health, safety, morals, and general welfare of the community;
- (2) the use or value of the area adjacent to the property included in the rezoning will not be affected in a substantially adverse manner;
- (3) the need for the rezoning arises from some condition peculiar to the property involved and the condition is not due to the general conditions of the neighborhood;
- (4) the strict application of the terms of the zoning ordinance will constitute an unusual and unnecessary hardship if applied to the property for which the rezoning is sought; and,
- (5) the grant does not interfere substantially with the comprehensive plan adopted under the 500 series of the metropolitan development law.

BE IT FURTHER RESOLVED that the Secretary is hereby directed to present a copy of this resolution to the Common Council at its next regular meeting.

This is to certify that the above is a true and exact copy of a resolution adopted at the meeting of the Fort Wayne City Plan Commission held February 3, 1986.

Certified and signed this
5th day of February 1986.



Melvin O. Smith
Secretary

Change of Zone #176

PROPOSAL: Robert Hoover, attorney for Mildred Graves, petitions for a change of zone from R-1 to B-3-B.

GENERAL INFORMATION:

Location:	3714 Lake Avenue
Legal Description:	Metes & Bounds in File
Existing Zoning:	R-1
Size of Property:	2 Acres, ±
Surrounding Land Use & Zoning:	North - R3 & R1 South - R1 East - B-1-B Commercial West - R1 - Cemetery
Reason For Request:	Child Care Center
Applicable Regulations:	R-1 is a predominate single family residential classification.

SPECIAL INFORMATION:

Public Utilities:	Are available.
Physical Characteristics:	There is currently a residential structure on this parcel.
Comprehensive Plan:	The General Land Use Policies of the Comprehensive Plan state that rezonings and development proposals should be compatible with existing and planned land uses and should not establish an undesirable precedent in the area to be developed. The goal in the Middle Ring, where this request is located, is to maintain investments and prevent deterioration in existing neighborhoods. While the Comprehensive Plan shows this sector of Lake Avenue as potential commercial the existing land uses would indicate that B-3-B designation sets an undesirable precedent allowing more intense use than is appropriate.

Change of Zone #176
10 January 1986

Page two

Neighborhood Planning:	There is no neighborhood plan for this area.
Urban Design:	No Comment
HANDS:	No Comment
Housing Authority:	No Comment
SHED:	No Comment

PLANNING STAFF DISCUSSION:

This area of Lake Avenue has some limited business uses and designations in place at this time. The Comprehensive Plan also indicates this area as being of commercial potential. The cemetery property could serve as a buffer separating commercial and residential uses, or to lessen the impact of those commercial uses.

The requested B-3-B classification would allow general commercial uses ranging from auto showrooms and repair to nightclubs, etc. The intensity of a general business or B-3-B use can be much greater than those of lower classifications. While development on the north side of Lake does indicate some commercial or "office type" uses, we still have active residential properties to be considered. The requested B-3-B designation may not only be too intense for this situation, but may also establish an unfair precedent for this or similar areas, as the only existing commercial designation (other than on Coliseum Blvd) is B-1-B.

We would prefer to see that parcel developed as a POD or some other transitional office site, but realizing the potential merits of commercialization, we would recommend that the Plan Commission perfect the petition to B-1-B.

The B-1-B designation would be compatible with existing land uses, and would abut an existing B-1-B designated parcel. This designation would permit the development of a child care center, and would not intensify the impact on residential properties to the north. The existance of the cemetery, to the west, would serve as a buffer, to discourage further commercialization.

RECOMMENDATION:

Perfect to B-1-B and Approve



The City of Fort Wayne

LAND USE MANAGEMENT

Division of Community Development & Planning

5 February 1986

COMMUNICATIONS FROM THE CITY PLAN COMMISSION

The Common Council of the
City of Fort Wayne
City-County Building
One Main Street
Fort Wayne, IN 46802

Gentlemen and Mrs. Bradbury:

Attached hereto is the recommendation of the City Plan Commission on one (1) ordinance concerning the amendment of the Zoning Ordinance (General Ordinance No. G-06-80, amending Chapter 33 of the Municipal Code of the City of Fort Wayne, Indiana, 1946). The proposed ordinance is designated as:

BILL NO. Z-86-01-24

Respectfully submitted,

CITY PLAN COMMISSION

Certified and signed this
5th day of February 1986.

Melvin O. Smith
Secretary

FACT SHEET

Z-86-01-24

**Division of Community
Development & Planning****BILL NUMBER****BRIEF TITLE**

Zoning Ordinance Amendment

APPROVAL DEADLINE**REASON****DETAILS****Specific Location and/or Address**

5803 Decatur Road

Reason for Project

Mobile Home Sales Lot

Discussion (Including relationship to other Council actions)27 January 1986 - Public Hearing

John Myers, 1503 E. Paulding Road, petitioner stated that he was requesting the rezoning in order to put a Mobile Home Sales Lots on the property.

Mel Smith questioned what was presently on the property.

Mr. Myers stated there was at one time a beauty salon, but the property was presently vacant.

Russ Kaiser, owner of the property appeared before the Commission. Mr. Kaiser stated he was in favor of the rezoning.

There was no one else present who wished to speak in favor of or in opposition to the proposed rezoning.

POSITIONS**RECOMMENDATIONS****Sponsor**

City Plan Commission

Area Affected

City Wide

Other Areas

**Applicants/
Proponents****Applicant(s)**

John L. Myers

City Department

Other

Opponents**Groups or Individuals****Basis of Opposition****Staff
Recommendation**☐ For ☒ Against**Reason Against**

1) adverse impact in area

**Board or
Commission
Recommendation****By**☐ For ☒ Against
☐ No Action Taken☐ For with revisions to conditions
(See Details column for conditions)**CITY COUNCIL
ACTIONS**(For Council
use only)☐ Pass ☐ Other☐ Pass (as
amended) ☐ Hold☐ Council Sub. ☐ Do not pass

DETAILS

3 February 1986 - Business Meeting

Of the eight members present 7 voted in favor of returning the ordinance to the Common Council with a DO NOT PASS recommendation, one did not vote. Motion carried.

POLICY/PROGRAM IMPACT

Policy or
Program
Change

☐

No

☐

Yes

Operational
Impact
Assessment

(This space for further discussion)

Project Start

Date December 16, 1986

Projected Completion or Occupancy

Date 5 February 1986

Fact Sheet Prepared by

Date 5 February 1986

Patricia Biancaniello

Reviewed by

Gary Bacter

Date 2/5/86

Reference or Case Number

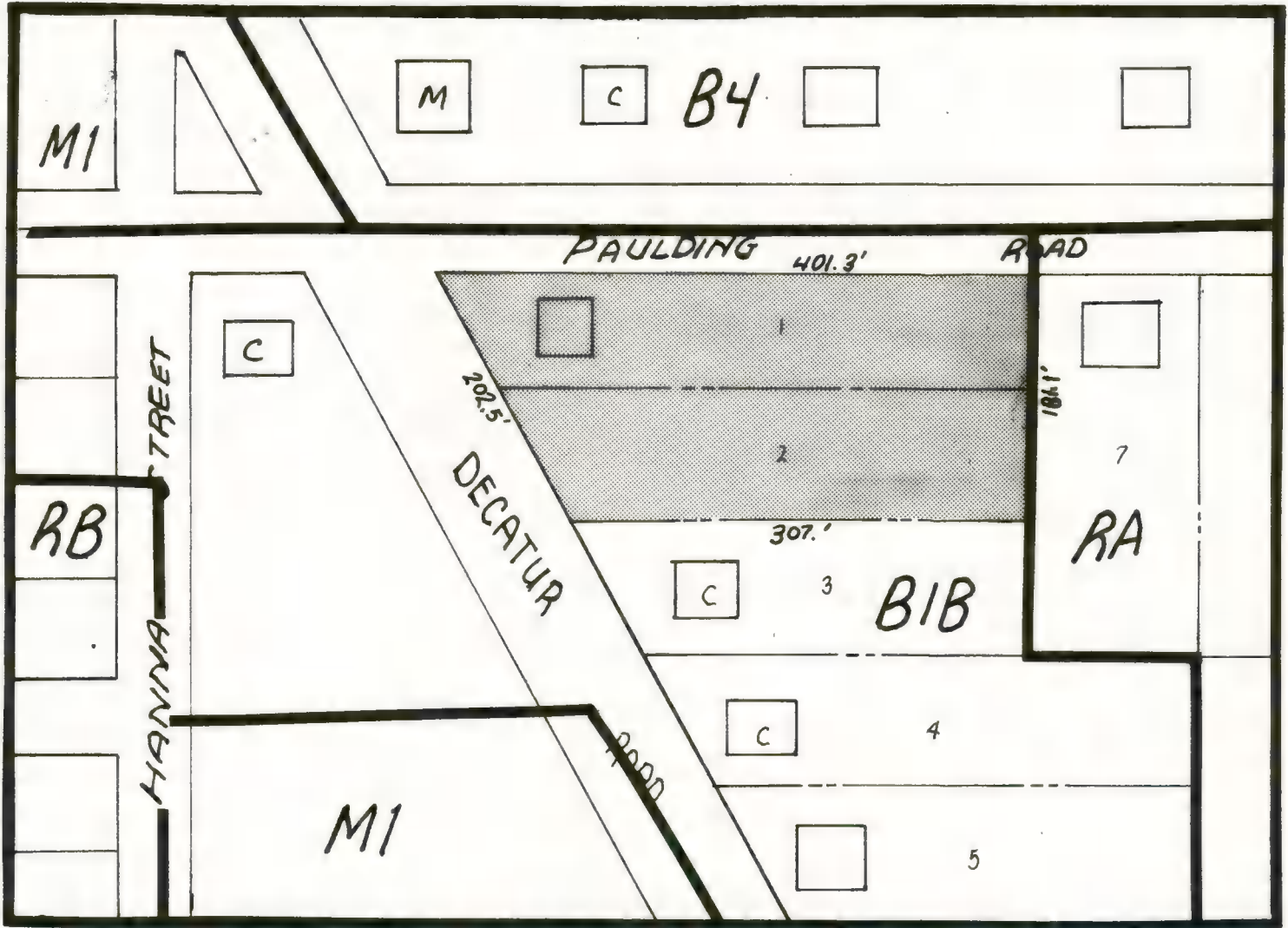
REZONING PETITION

#177

A PETITION TO AMEND THE ZONING MAP BY RECLASSIFYING THE DESCRIBED PROPERTY FROM A BIB DISTRICT TO A B3B DISTRICT.

MAP NO. N-23

COUNCILMANIC DISTRICT NO. 6



Zoning:

BIB LIMITED BUSINESS 'B'
B4 ROADSIDE BUSINESS
RB RESIDENCE 'B'
RA RESIDENCE 'A'
M1 LIGHT INDUSTRY

Land Use:

- ☐ SINGLE FAMILY
- ☒ MULTI-FAMILY
- ☒ COMMERCIAL

NORTH



Scale: 1"=100'

21 Date: 1-6-86

RESOLUTION OF ZONING ORDINANCE AMENDMENT RECOMMENDATION

WHEREAS, the Common Council of the City of Fort Wayne, Indiana, on January 28, 1986, referred a proposed zoning map amendment to the City Plan Commission which proposed ordinance was designated as Bill No. Z-86-01-24; and,

WHEREAS, the required notice of public hearing on such proposed ordinance has been published as required by law; and,

WHEREAS, the City Plan Commission conducted a public hearing on such proposed ordinance on January 27, 1986.

NOW THEREFORE, BE IT RESOLVED that the City Plan Commission does hereby recommend that this ordinance be returned to the Common Council with a DO NOT PASS recommendation based on the Commission's following "Findings of Fact".

(1) the grant will be injurious to the public health, safety, morals and general welfare of the community;

(2) the use or value of the area adjacent to the property included in the rezoning will be affected in a substantially adverse manner;

(3) the need for the rezoning does not arise from conditions peculiar to the property involved and the condition is not due to the general conditions of the neighborhood;

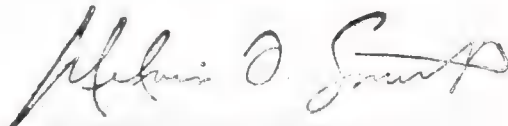
(4) the strict application of the terms of the zoning ordinance will not constitute an unusual and unnecessary hardship to this property;

(5) the grant interferes substantially with the comprehensive plan adopted under the 500 series of the metropolitan development law; and,

BE IT FURTHER RESOLVED that the Secretary is hereby directed to present a copy of this resolution to the Common Council at its next regular meeting.

This is to certify that the above is a true and exact copy of a resolution adopted at the meeting of the Fort Wayne City Plan Commission held February 3, 1986.

Certified and signed this
5th day of February 1986.



Melvin O. Smith
Secretary

Change of Zone #177

PROPOSAL: John Myers petitions for a change of zone from B-1-B to B-3-B.

GENERAL INFORMATION:

Location:	5803 Decatur Road
Legal Description:	Lot 1 & 2 Southside Suburban Pl Add
Existing Zoning:	B-1-B
Size of Property:	1.64 Acres, ±
Surrounding Land Use & Zoning:	North - B-4 Commercial & Multi-family South - B-1-B Commercial East - RA Residential West - B-1-B Commercial
Reason For Request:	Not Stated
Applicable Regulations:	B-1-B is a limited business district.

SPECIAL INFORMATION:

Public Utilities:	Are in the area.
Comprehensive Plan:	The General Land Use Policies of the Comprehensive Plan state that rezonings and development proposals should be compatible with existing and planned land uses and should not establish an undesirable precedent in the area to be developed. The goal in the Middle Ring, where this request is located, is to maintain investments and prevent deterioration in existing neighborhoods. This area is designated for commercial uses in the Comprehensive Plan.
Neighborhood Planning:	There is no neighborhood plan for this area.
Urban Design:	No Comment
HANDS:	No Comment
Housing Authority:	No Comment

Change of Zone #177
10 January 1986

Page two

SHED:

No Comment

PLANNING STAFF DISCUSSION:

This area is shown in the Comprehensive Plan as being of commercial use. The existing zoning is a limited business designation. The immediate area of the petitioned parcel has more intense zoning classifications, namely B-4 and M-1, with an RA district to the east.

The uses in this area seem to be of a more limited or less intense scale, and there appear to be divisional lines based on Paulding and Decatur Roads.

The existing zoning appears to be appropriate based on the uses in place, and on its physical proximity to residential uses. Approval of this petition would encourage the up-zoning of additional B-1-B land located south. The Commission may wish, or direct the Zoning Ordinance Review Committee, to look at the possible downzoning of this area.

RECOMMENDATION:

Denial

- 1) Rezoning is not appropriate due to the adverse impact on the surrounding residentially used properties.
- 2) Existing designations are generally more intense than what existing development dictates.



The City of Fort Wayne

LAND USE MANAGEMENT

Division of Community Development & Planning

5 February 1986

COMMUNICATIONS FROM THE CITY PLAN COMMISSION

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Gentlemen and Mrs. Bradbury:

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BILL NO. Z-86-01-22

Respectfully submitted,

CITY PLAN COMMISSION

Certified and signed this
5th day of February 1986.

Melvin O. Smith
Secretary

Division of Community Development & Planning

BILL NUMBER

BRIEF TITLE

Zoning Ordinance Amendment

APPROVAL DEADLINE

REASON

DETAILS

Specific Location and/or Address

Parcel located adjacent to the Northwest corner of the Marketplace of Canterbury.

Reason for Project

To give parcel a better sale value.

Discussion (Including relationship to other Council actions)

27 January 1986 - Public Hearing

NOTE: George Martin, legal counsel for the Commission disqualified himself from this case.

Ted Sholeff, representing the Allen County Board of Commissioners appeared before the Commission. Mr. Sholeff stated that they had received the property via the tax sale and they are charged by law to dispose of it at auction. He stated that the County Commissioner's feel that they can get a better price if the property is rezoning from RA to B-2-B.

Thomas Blee, attorney, representing the owner of the Marketplace of Canterbury appeared before the Commission. Mr. Blee stated that this property shares access with the Marketplace of Canterbury that being a private drive known as J.D. Parker Drive. Mr. Blee stated that the drive runs through a major portion of the Center's parking lot. He stated that J.D. Parker Drive is the only access road to the parcel in question as well as the other residents in that area. He stated that he was there not to oppose the rezoning of the parcel for a shopping center designation, but to suggest that the timing is inappropriate. He stated he was also there to put in the public record the position of the Marketplace of Canterbury with regard to access to this parcel. He stated that when he learned of the property going up

for public auction he informed the County Commissioners that they should inform potential bidders that this property may not have any commercial access, it has residential access, but may not have commercial access. He stated that is because the Marketplace of Canterbury takes a position that the J.D. Parker Drive was created only as a driveway to serve the use of the persons occupying that parcel and that that usage cannot be extended to commercial use. He stated that they take that position based upon the language based in the plat. He stated that if the Commission thinks about it that in simple fairness the owner of a shopping center in which is expended \$100,000 to resurface the parking lot, in which has to be striped and paint lanes in and which has to be lighted, that it would be unfair to allow someone to use the access without having any responsibility for its maintenance and repair. He stated that this property has no commercial access and cannot be used for commercial purposes by anyone but the property owners of the Marketplace of Canterbury.

POSITIONS

RECOMMENDATIONS

Sponsor

City Plan Commission

Area Affected

City Wide

Other Area

Applicants/
Proponents

Applicant(s)

Allen County Commissioners

City Department

Other

Opponents

Groups or Individuals

Marketplace of Canterbury

Basis of Opposition

-rezoning would take unfair advantage of the center's established amenities

Staff
Recommendation

☒ For

☐ Against

Reason Against

Board or
Commission
Recommendation

By

☐ For

☒ Against

☐ No Action Taken

☐ For with revisions to conditions
(See Details column for conditions)

CITY COUNCIL
ACTIONS
(For Council
use only)

☐ Pass

☐ Other

☐ Pass (as
amended)

☐ Hold

☐ Council Sub.

☐ Do not pass

DETAILS

Ted Sholeff stated in rebuttal that he could understand the shopping center desire to eliminate any other bidders. He stated however that every parcel has the highest and best use. He stated that he doubted that anyone would want to build a residence on this parcel. He stated that they are not representing the parcel as a great commercial property, but it does have to be sold, and they were aware of this when they put in the center.

There was no one else present who wished to speak in favor of or in opposition to the proposed rezoning.

3 February 1986 - Business Meeting

Motion was made to return the ordinance to the Common Council with a DO NOT PASS recommendation. Of the eight members present 7 voted in favor of denial one did not vote.

Motion carried.

POLICY/PROGRAM IMPACT

Policy or Program Change	<input type="checkbox"/> No	<input type="checkbox"/> Yes
Operational Impact Assessment		

(This space for further discussion)

Project Start

Date 19 November 1986

Projected Completion or Occupancy

Date 5 February 1986

Fact Sheet Prepared by

Date 5 February 1986

Patricia Biancaniello

Reviewed by

Date

Greg Burton

2/5/86

Reference or Case Number

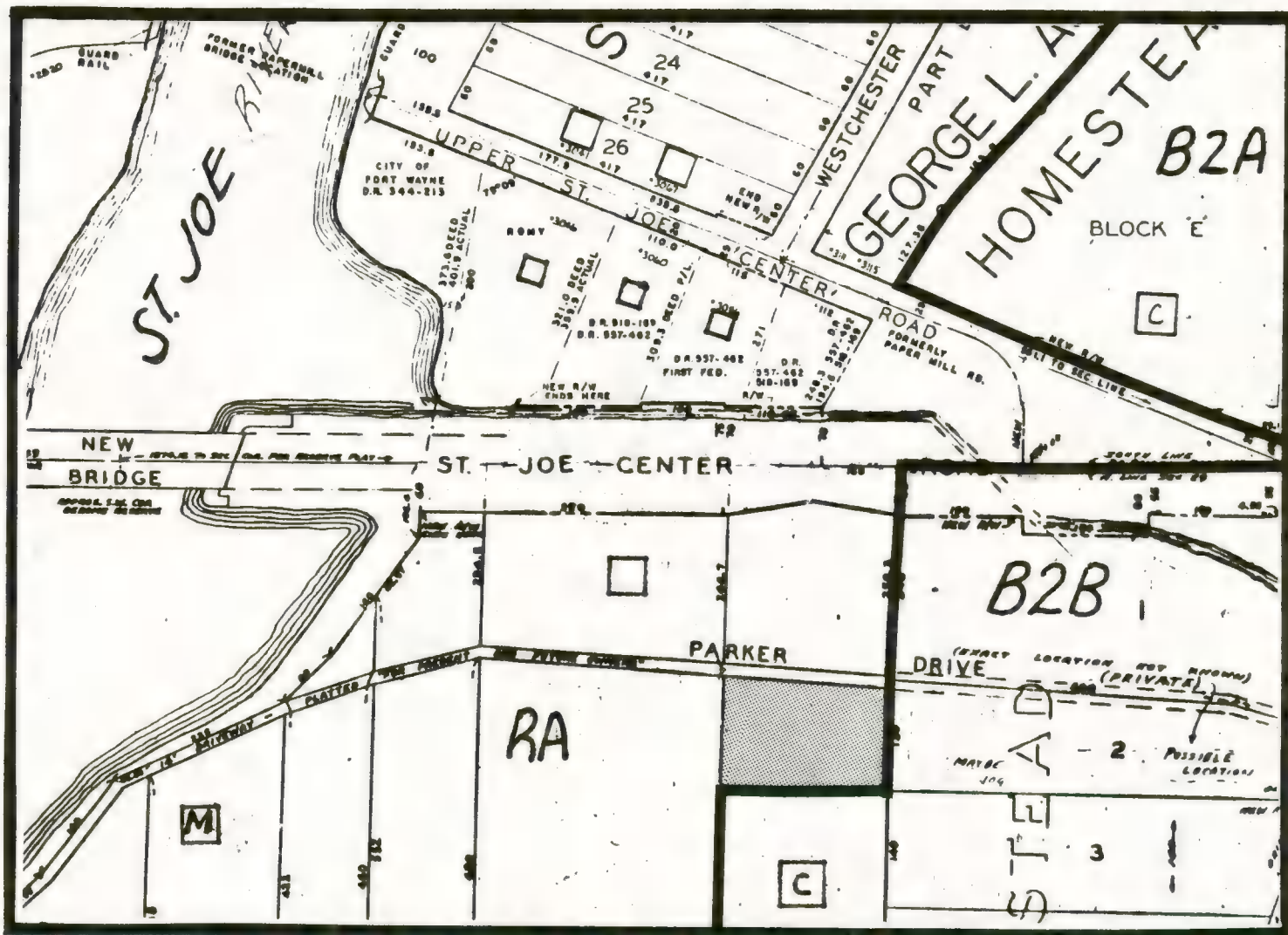
REZONING PETITION

#178

A PETITION TO AMEND THE ZONING MAP BY RECLASSIFYING DESCRIBED PROPERTY FROM AN RA DISTRICT TO A B2B DISTRICT.

MAP NO. Q-34

COUNCILMANIC DISTRICT NO. 2



Zoning:

Land Use:

B2A NEIGHBORHOOD SHOPPING CENTER
B2B COMMUNITY SHOPPING CENTER
RA RESIDENCE 'A'

□ SINGLE FAMILY
■ MULTI-FAMILY
□ COMMERCIAL

NORTH



Scale: 1" = 200'

RESOLUTION OF ZONING ORDINANCE AMENDMENT RECOMMENDATION

WHEREAS, the Common Council of the City of Fort Wayne, Indiana, on January 28, 1986, referred a proposed zoning map amendment to the City Plan Commission which proposed ordinance was designated as Bill No. Z-86-01-22; and,

WHEREAS, the required notice of public hearing on such proposed ordinance has been published as required by law; and,

WHEREAS, the City Plan Commission conducted a public hearing on such proposed ordinance on January 27, 1986.

NOW THEREFORE, BE IT RESOLVED that the City Plan Commission does hereby recommend that this ordinance be returned to the Common Council with a DO NOT PASS recommendation based on the Commission's following "Findings of Fact".

(1) the grant will be injurious to the public health, safety, morals and general welfare of the community;

(2) the use or value of the area adjacent to the property included in the rezoning will be affected in a substantially adverse manner;

(3) the need for the rezoning does not arise from conditions peculiar to the property involved and the condition is not due to the general conditions of the neighborhood;

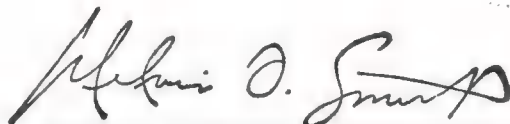
(4) the strict application of the terms of the zoning ordinance will not constitute an unusual and unnecessary hardship to this property;

(5) the grant interferes substantially with the comprehensive plan adopted under the 500 series of the metropolitan development law; and,

BE IT FURTHER RESOLVED that the Secretary is hereby directed to present a copy of this resolution to the Common Council at its next regular meeting.

This is to certify that the above is a true and exact copy of a resolution adopted at the meeting of the Fort Wayne City Plan Commission held February 3, 1986.

Certified and signed this
5th day of February 1986.



Melvin O. Smith
Secretary

Change of Zone #178

PROPOSAL: The Allen County Board of Commissioners petitions for a change of zone from RA to B-2-B.

GENERAL INFORMATION:

Location:	Parcel is located adjacent to the Northwest corner of the Marketplace of Canterbury.
Legal Description:	Metes & Bounds in File
Existing Zoning:	RA
Size of Property:	1.05 Acres, ±
Surrounding Land Use & Zoning:	North - RA South & East - B2B - Mktplc of Canterbury West - RA
Reason For Request:	Expansion of boundary for Marketplace of Canterbury
Applicable Regulations:	RA is primarily a residential designation with some other limited uses permitted.

SPECIAL INFORMATION:

Public Utilities:	Are in area
Comprehensive Plan:	No Comment
Neighborhood Planning:	There is no neighborhood plan for this area.
Urban Design:	No Comment
HANDS:	No Comment
Housing Authority:	No Comment
SHED:	No Comment

PLANNING STAFF DISCUSSION:

This petition would allow the expansion of a B2B district by about 1 acre. The location of this small parcel is such that access would more than likely be easiest thru the existing commercial area, as opposed to St. Joe Center Road. This parcel abutts the shopping center on two sides presently, and the

Change of Zone #178
10 January 1986

Page two

existing RA designation is probably no longer the highest and best use of this parcel.

Rezoning to B2B would allow for commercial use of the property, while retaining development plan approval of the Plan Commission.

RECOMMENDATION:

Approval

President of the Common Council
City of Fort Wayne, Indiana

Gentlemen and Mrs. Bradbury:

Attached herewith are authenticated copies of the Board of
Public Safety Regulatory Resolution Numbers: 19/86/E
20/86/E

For the purpose of enforcement, please make this communication
and the attached Regulatory Resolutions a matter of record and
incorporate them into the minutes of the next Common Council
Meeting.

Respectfully Submitted,

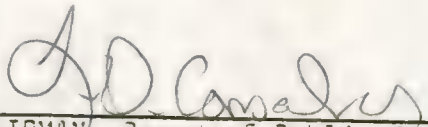
A handwritten signature in dark ink, appearing to read "L. D. Consalvos". The signature is fluid and cursive, with the first letters of the first and last names being capitalized and prominent.

Lawrence D. Consalvos, Chairman
Board of Public Safety

R E T U R N C E R T I F I C A T E

(Regulatory Resolution No. 19/86/E
20/86/E)

I hereby certify that I did this 30th day of
January, 19 86 deliver to each, the City Traffic
Engineer, the Chief of Police, the City Attorney, the City
Clerk and the President of the Common Council of the City
of Fort Wayne, Indiana respectively, a copy of the within
Regulatory Resolution No. 19/86/E
20/86/E of the Board of Public
Safety of the City of Fort Wayne, duly certified by me as
Chairman of said Board, in accordance with the provisions
of Section 17-4 of Chapter 17, of the Code of the City of
Fort Wayne, Indiana 1986.



CHAIRMAN, Board of Public Safety

REGULATORY RESOLUTION NO. 19/86/E
(Adopted January 30, 19 86)

WHEREAS, Section 17-4, Chapter 17 of the Code of the City of Fort Wayne, Indiana of 1986 authorizes the Board of Public Safety to make temporary or experimental regulations to cover special conditions; and,

WHEREAS, a special condition has arisen justifying the Temporary Experimental Regulation hereinafter ordered, with

regard to RENEW & EXTEND REG. RES. 202/85/E: STOP

INTERSECTION (EMERGENCY)

: AND,

WHEREAS, the City Traffic Engineer has, by written memorandum dated January 28, 19 86, submitted to this Board his advice with regard to the regulation herein adopted, which written memorandum is on file in the office of this Board;

NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF PUBLIC SAFETY OF THE CITY OF FORT WAYNE, INDIANA:

That, pursuant to the authority granted to this Board by Section 17-4 of Chapter 17 of the Code of the City of Fort Wayne, Indiana of 1986 to make temporary or experimental regulations to cover special conditions, it is hereby ordered, effective

January 30, 19 86, and for a period of sixty (60) days thereafter, and when signs are erected pursuant hereto giving notice thereof, that the FOLLOWING IS ESTABLISHED:

STOP INTERSECTION (EMERGENCY)

Huron Street -- stop -- for Center Street

REGULATORY RESOLUTION NO. 20/86 /E

(Adopted January 30, 1986)

WHEREAS, Section 17-4, Chapter 17 of the Code of the City of Fort Wayne, Indiana of 1986 authorizes the Board of Public Safety to make temporary or experimental regulations to cover special conditions; and,

WHEREAS, a special condition has arisen justifying the Temporary Experimental Regulation hereinafter ordered, with

regard to RENEW & EXTEND REG. RES. 205/85/E: DELETE:

NO PARKING (TEMPORARY) (EMERGENCY)

: AND,

WHEREAS, the City Traffic Engineer has, by written memorandum

dated January 28, 19 86, submitted to this Board his advice with regard to the regulation herein adopted, which written memorandum is on file in the office of this Board;

NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF PUBLIC SAFETY OF THE CITY OF FORT WAYNE, INDIANA:

That, pursuant to the authority granted to this Board by Section 17-4 of Chapter 17 of the Code of the City of Fort Wayne, Indiana of 1986 to make temporary or experimental regulations to cover special conditions, it is hereby ordered, effective

January 30, 19 86, and for a period of sixty (60) days thereafter, and when signs are erected pursuant hereto giving notice thereof, that the FOLLOWING IS ESTABLISHED:

DELETE: NO PARKING (TEMPORARY) (EMERGENCY) .

Northside Drive -- east side -- from State Boulevard to 700 feet north thereof

Sam Talarico
President of the Common Council
City of Fort Wayne, Indiana

Gentlemen and Mrs. Bradbury:

Attached herewith are authenticated copies of the Board of
Public Safety Regulatory Resolution Numbers: 21/86/E
22/86/E
23/86/E

For the purpose of enforcement, please make this communication
and the attached Regulatory Resolutions a matter of record and
incorporate them into the minutes of the next Common Council
Meeting.

Respectfully Submitted,

A handwritten signature in dark ink, appearing to read "L. D. Consalvos", is written over the typed name.

Lawrence D. Consalvos, Chairman
Board of Public Safety

R E T U R N C E R T I F I C A T E

(Regulatory Resolution No. 21/86/E
22/86 /E)
23/86/E

I hereby certify that I did this 6th day of
February, 1986 deliver to each, the City Traffic
Engineer, the Chief of Police, the City Attorney, the City
Clerk and the President of the Common Council of the City
of Fort Wayne, Indiana respectively, a copy of the within
Regulatory Resolution No. 21/86/E
22/86 /E of the Board of Public
23/86/E
Safety of the City of Fort Wayne, duly certified by me as
Chairman of said Board, in accordance with the provisions
of Section 17-4 of Chapter 17, of the Code of the City of
Fort Wayne, Indiana 1986.

G. D. Connelley
CHAIRMAN, Board of Public Safety

REGULATORY RESOLUTION NO. 21/86 /E
(Adopted February 6, 1986)

WHEREAS, Section 17-4, Chapter 17 of the Code of the City of Fort Wayne, Indiana of 1986 authorizes the Board of Public Safety to make temporary or experimental regulations to cover special conditions; and,

WHEREAS, a special condition has arisen justifying the Temporary Experimental Regulation hereinafter ordered, with

regard to RENEW & EXTEND REG. RES. 206/85/E: DELETE:
15 MINUTE PARKING 8 A.M. to 6 P.M. (EMERGENCY)

_____: AND,

WHEREAS, the City Traffic Engineer has, by written memorandum dated January 31, 1986, submitted to this Board his advice with regard to the regulation herein adopted, which written memorandum is on file in the office of this Board;

NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF PUBLIC SAFETY OF THE CITY OF FORT WAYNE, INDIANA:

That, pursuant to the authority granted to this Board by Section 17-4 of Chapter 17 of the Code of the City of Fort Wayne, Indiana of 1986 to make temporary or experimental regulations to cover special conditions, it is hereby ordered, effective

February 6, 1986, and for a period of sixty (60) days thereafter, and when signs are erected pursuant hereto giving notice thereof, that the FOLLOWING IS ESTABLISHED:

DELETE:

15 MINUTE PARKING 8 A.M. to 6 P.M. (EMERGENCY)

Calhoun Street -- west side -- from 80' south of Washington Boulevard to 36' south thereof

REGULATORY RESOLUTION NO. 22/86/E

(Adopted February 6, 19 86)

WHEREAS, Section 17-4, Chapter 17 of the Code of the City of Fort Wayne, Indiana of 1986 authorizes the Board of Public Safety to make temporary or experimental regulations to cover special conditions; and,

WHEREAS, a special condition has arisen justifying the Temporary Experimental Regulation hereinafter ordered, with

regard to RENEW & EXTEND REG. RES. 207/85/E: IMPAIRED

MOBILITY PARKING (COMMERCIAL) (EMERGENCY)

_____: AND,

WHEREAS, the City Traffic Engineer has, by written memorandum

dated February 4, 1986, submitted to this Board his advice with regard to the regulation herein adopted, which written memorandum is on file in the office of this Board;

NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF PUBLIC SAFETY OF THE CITY OF FORT WAYNE, INDIANA:

That, pursuant to the authority granted to this Board by Section 17-4 of Chapter 17 of the Code of the City of Fort Wayne, Indiana of 1986 to make temporary or experimental regulations to cover special conditions, it is hereby ordered, effective

February 6, 19 86, and for a period of sixty (60) days thereafter, and when signs are erected pursuant hereto giving notice thereof, that the FOLLOWING IS ESTABLISHED:

IMPAIRED MOBILITY PARKING (COMMERCIAL) (EMERGENCY)

Woodview Manor Apartments — southeast corner of Building Number 14
3506 Timberhill Drive (1 stall)

REGULATORY RESOLUTION NO. 23/86 /E
(Adopted February 6, 19 86)

WHEREAS, Section 17-4, Chapter 17 of the Code of the City of Fort Wayne, Indiana of 1986 authorizes the Board of Public Safety to make temporary or experimental regulations to cover special conditions; and,

WHEREAS, a special condition has arisen justifying the Temporary Experimental Regulation hereinafter ordered, with

regard to RENEW & EXTEND REG. RES. 208/85/E: IMPAIRED

MOBILITY PARKING (RESIDENTIAL) (EMERGENCY)

: AND,

WHEREAS, the City Traffic Engineer has, by written memorandum dated February 4, 19 86, submitted to this Board his advice with regard to the regulation herein adopted, which written memorandum is on file in the office of this Board;

NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF PUBLIC SAFETY OF THE CITY OF FORT WAYNE, INDIANA:

That, pursuant to the authority granted to this Board by Section 17-4 of Chapter 17 of the Code of the City of Fort Wayne, Indiana of 1986 to make temporary or experimental regulations to cover special conditions, it is hereby ordered, effective

February 6, 19 86, and for a period of sixty (60) days thereafter, and when signs are erected pursuant hereto giving notice thereof, that the FOLLOWING IS ESTABLISHED:

IMPAIRED MOBILITY PARKING (RESIDENTIAL) (EMERGENCY)

4331 Queen Street -- east side -- from 65' north of Werling Drive to 20' north thereof

THE COUNCIL THEN ADJOURNED.

CERTIFICATE

I hereby certify that I am the duly elected, acting and incumbent City Clerk of Fort Wayne, Indiana and as such the custodian of the records of the Common Council of said City and that the above and foregoing is the true, full and complete record of the proceedings of the Common Council of the City of Fort Wayne, Indiana for its Regular Session, held on Tuesday, February 11, the 11th day of February, 1986, that the numbered ordinances and resolutions shown therein were duly adopted by said Common Council on said date and were presented by me to the Mayor of the City of Fort Wayne and were signed and approved or disapproved by said Mayor as and on the dates shown as to each such ordinance and resolution respectively; and that all such records, proceedings, ordinances, and resolutions remain on file and record in my office.

WITNESS my hand and the official seal of the City of Fort Wayne, Indiana, this 12th day of February, 1986

SANDRA E. KENNEDY, CITY CLERK